

STATE OF SOUTH CAROLINA.
COUNTY OF GREENVILLE.

ASSIGNMENT OF LEASE.

WHEREAS, we, Gerry L. Prevost and Grace S. Prevost of the City of Greenville, State of South Carolina, are the present owners in fee simple of the property briefly described as that lot of land with the buildings and improvements thereon situate at the southeastern intersection of College Street and Laurens Street in the City of Greenville, South Carolina, being the same property conveyed to us by Gulf Oil Corporation by deed to be recorded herewith, and

WHEREAS, Liberty Life Insurance Company, Greenville, South Carolina, is about to become the owner and holder of a first mortgage executed by us covering the said property, which mortgage secures a note in the principal sum of Fourteen Thousand (\$14,000.00) Dollars, and

WHEREAS, the mortgaged premises have heretofore been leased to J. B. White & Co. under unrecorded lease dated April 11, 1946, and

WHEREAS, Liberty Life Insurance Company, as a condition to making the aforesaid mortgage loan, has required an assignment of said lease, together with any or all extensions or renewals thereof and in addition any future lease or leases affecting the said property as additional security for the repayment of the said mortgage loan,

NOW, THEREFORE, THESE PRESENTS WITNESS, that in consideration of the foregoing and of the sum of One (\$1.00) Dollar paid by Liberty Life Insurance Company to Gerry L. Prevost and Grace S. Prevost (the receipt whereof is hereby acknowledged), we, the said Gerry L. Prevost and Grace S. Prevost, hereby assign, transfer and set over unto Liberty Life Insurance Company the said lease originally entered into between Gulf Oil Corporation as Lessor and J. B. White & Co. as Lessee together with any and all extensions or renewals thereof and any future lease or leases affecting said property as additional security; and for the consideration aforesaid, we, Gerry L. Prevost and Grace S. Prevost, hereby covenant and agree to and with Liberty Life Insurance Company that we will not, without the written consent of Liberty Life Insurance Company,

- (a) Cancel said lease;
- (b) Accept a surrender thereof;
- (c) Reduce the rent;
- (d) Modify the said lease in any way, either orally or in writing;
- (e) Grant any concession in connection with the said lease, either orally or in writing;
- (f) Consent to an assignment of the Lessee's interest in said lease or to a subletting, except as may be provided in said lease;
- (g) Do or cause to be done any of the things immediately above in connection with any future lease or leases hereafter entered into in connection with the said property.

Liberty Life Insurance Company, by accepting this assignment, covenants and agrees to and with Gerry L. Prevost and Grace S. Prevost that, until a default shall occur by the said Gerry L. Prevost and Grace S. Prevost, their heirs and assigns, in the performance of the covenants or in the making of the payments provided in said mortgage and note, the said